

Introduction

The Lake City Civic Center Master Plan responds to the unique opportunity to develop a new civic campus for the Lake City neighborhood in northeastern Seattle. The commitment to a Master Plan grew out of the convergence of the age of the existing facilities, the desires expressed in the North Neighborhoods Neighborhood Plan, and the potential to aggregate diverse funds to implement a phased development.

The Master Plan defines a formalized vision for future development, laying the plans for the physical form to follow. It provides a structure for site development based upon historical and community context, financial parameters, and current and future desires. The Master Plan is a tool for current users to project future options, and for future users to understand and protect past visions.

The Lake City Civic Center Master Plan is divided into two phases in response to the land available for immediate development in Phase 1, and the land potentially available for future purchase in Phase 2.

Phase 1 improvements, scheduled to be completed by 2003, occur on land currently owned by the Seattle Public Library and the Department of Parks and Recreation, with the addition of an 8,429 square foot lot recently purchased by the City's Fleets and Facilities Department. Phase 1 includes:

- A Lake City Library Addition of 6,000 square feet
- A Neighborhood Service Center, including a community Policing Center and Magistrate Services, of approximately 3,600 square feet to be co-located with the Library
- A Parking Garage for the Library, Neighborhood Service Center, and the Lake City Community Center under Albert Davis Park and the new City lot to the north.
- Albert Davis Park redevelopment on top of the Parking Garage.
- A public Plaza between the Park, Garage, Library, Neighborhood Service Center and Community Center.

Phase 2 improvements are projected to be completed within the next decade. Phase 2 improvements include:

- An expansion and remodel of the existing Community Center, or building of a new Community Center in its current location.
- The potential relocation of the Neighborhood Service Center to the Community Center, along with a 1,600 square foot Department of Construction and Land Use Permit Center.
- The expansion of Albert Davis Park to the north by acquiring 3 adjacent properties to the north.



Picnicking in Albert Davis Park.

- Fire Station 39 Redevelopment on its existing site.

This Master Plan coalesces well-used and needed public services into a cohesive civic core within a single city block, creating a new public landmark and gathering place for the people of Lake City.



Existing Neighborhood Service Center



Albert Davis Park's generous entry



Albert Davis Park grade transitions

Goals and Objectives

The Lake City Civic Center establishes a foundation for achieving a healthy, vibrant urban core as envisioned in the North Neighborhoods Neighborhood Plan. The specific goals and objectives of the Master Plan have grown out of the discussions surrounding the project from its initial inception and during several community meetings. They reflect a statement of values and aspirations. These goals and objectives are conceived as tools for use by all involved in the development and management of this civic space as it develops over time:

- Co-locate City functions wherever possible to maximize efficient use of City funds.
- Be a key part of a healthy, vibrant urban core.
- Provide a civic focal point for the community.
- Improve access to city services.
- Improve Park design to stimulate more community use.
- Spur economic development in the core of a hub urban village.
- Provide an anchor for pedestrian circulation.
- Provide a foundation for adjacent public improvements.
- Connect the commercial core with the residential neighborhood.
- Stimulate future redevelopment for the super block directly to the east.



Active commercial core in Lake City



Community Center southwest entry



Vibrant open space in New York.

Background & Issues

Location

Lake City is a north-end Seattle neighborhood situated on a plateau west of Lake Washington. The Civic Center is located just west of the neighborhood's commercial core, which surrounds the major crossroads of the Lake City Hub Urban Village at the intersection of Lake City Way NE and NE 125th Street. The Master Plan site is comprised of most of a city block between NE 125th and NE 127th Streets, and 28th and 27th Avenues NE. This central location places the Lake City Civic Center in a pivotal position between the growing commercial core and adjacent housing.

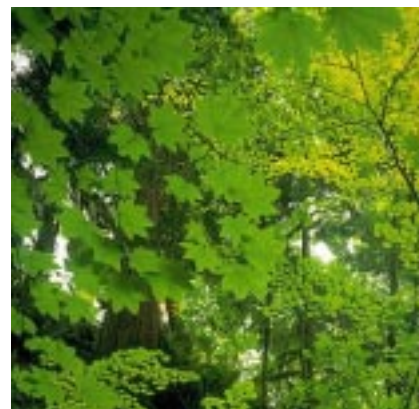
Relationship to Community

With the completion of the Neighborhood Plan for the Lake City Community, there is a clear articulation of the goals and objectives that define the expectations for growth. The Civic Center is envisioned as “a centrally-located Civic Core with a cluster of community facilities and institutions... surrounding an open landscaped Plaza serving as a community gathering space.” The plan envisions a diverse, inviting and engaging business district, convenient and accessible by vehicles, foot, bicycle or wheelchair. The plan envisions a transition of density and bulk into the surrounding existing residential areas. Projected growth in the planning area includes 1,400 new households and 2,900 new jobs over the next 20 years. The area has seen a significant degree of new housing development in the period between the preparation of the neighborhood plan in 1999 and the start of the Civic Center Master Plan in 2000. There is the potential for an additional 16,000 dwelling units, even without zoning changes.

The Neighborhood Plan further articulates the desire for pedestrian connections north and south, east and west, using “green streets” to connect the Civic Center, commercial core, schools and community facilities with a system of pedestrian-friendly routes. This vision is in contrast to the current condition, which is commonly perceived as a hostile,



Intersection of NE 125th Street and Lake City Way



Trees help make the site inviting.



Entry gate to the Lake City Library



Existing sign on lot next to the Neighborhood Service Center

car-dominated environment. The aggregate of community facilities, schools and pedestrian-friendly streets are thought to constitute sufficient land for public purpose and enjoyment. While the desires of the community can be described in terms of physical improvements, it is necessary to also consider the social fabric of the community. The plan clearly states the desire to build the physical infrastructure to support the neighborhood's wishes for a farmers market, outdoor performances, informal gatherings, celebrations, and the chance meetings of daily life.

Project Site Analysis

The Civic Center site is oriented north-south on its long axis, with a block length of approximately 600 feet and a width of approximately 300 feet. Views are of the immediately surrounding neighborhood. Distant views of landmarks such as Mount Rainier or Lake Washington are not available. As a result, the existing single-story Library and Community Center, with a full canopy of trees, offer an intimate character to the site. Due to the topography and the surrounding development, the site is protected from the brunt of Northwest weather systems. Solar access is potentially good due to the orientation of the block, but is compromised by the existing multistory apartment building on the Southwest corner of the block and the mature trees throughout the site. The site topography follows a northwest - southeast axis with a grade change of approximately six feet descending from west to east in the center of the block.

Developed over the years, the site has improvements of various age and quality:

- Mature trees in the southern portion of the site.
- A historically significant one-story brick Library with a mature landscape.
- A 52-year-old Community Center that, while heavily used, may need significant improvements.
- Existing parklands featuring mature trees with a dense canopy, closed sight lines, and worn pedestrian amenities.
- Streets with varied pedestrian improvements and, in some cases, no curbs, gutters and sidewalks.
- The site offers amenities and investments to build on, and a clear advantageous location within the growing urban core.

Process

The public process for the Master Plan helped develop a vision for the Lake City Civic Center, and informed the refinement of the Master Plan. The community involvement has brought together those involved in community issues and neighborhood planning with representatives of the city agencies that have facilities on the Civic Center site.

A Steering Committee of representatives from the neighborhood served in an advisory capacity and acted as liaisons with the community at large. Representatives included individuals recommended by the North District Council, Library supporters, and representatives from the Lake City Community Center Board, North District Steering Committee, and Meadowbrook Community Center Advisory Council, nearby landowners, and business owners.

Steering Committee meetings occurred at critical points during the planning process, to assure the integration of comments and observations in the developing Master Plan. Initial meetings focused on the shared values and goals for the future, and the program for improvements. This was followed by the presentation and evaluation of Master Plan alternatives, which resulted in a consensus supporting a preferred alternative. Community members contributed to the process with thoughtful comments, balancing the various needs and desires, and making the compromises and choices required by the master planning effort. The Steering Committee collaborated and provided input to City Staff throughout the process. Through these efforts, valuable feedback was integrated into the Master Plan.

To assure departmental collaboration, an Interdepartmental Team (IDT) for the Lake City Civic Center Master Plan was formed to make decisions, confirm and define policy, and work with the consultant team. The group met regularly to discuss issues, review and comment on the consultant's work, resolve conflicts, coordinate between departments, and help resolve master plan and design issues. The interdepartmental team included representative from the Fleets and Facilities Department, the Department of Parks and Recreation, the Seattle Public Library, and the Department of Neighborhoods.

The Fleets and Facilities Department's responsibilities include managing the consultant team and the IDT; coordinating the activities and logistics of the overall planning and funding of the project; representing the Department of Neighborhoods' interest in the design of the Library and Neighborhood Service Center project; and the design, construction, and operation of the parking garage in coordination with the Department of Parks and Recreation, Seattle Public Library and the Department of Neighborhoods.

The Department of Parks and Recreation is responsible for the community design process for the expanded Park; the Park design process in conjunction with consultants; coordination with Fleets and Facilities Department on construction management of the Park; and the operation and maintenance of the Park.

The Seattle Public Library is responsible for project management for design and construction for the Lake City Library and the Neighborhood Service Center; community involvement in the Library and Neighborhood Service Center design; and the contribution of funds to cover some of the Library's share of the parking costs.



Lake City Community Center



Fountain in the nearby Lake City Park

The Department of Neighborhoods is responsible for sector manager coordination with the community between this project and others in the area; and programming the space within the Neighborhood Service Center.

The departments represented in the IDT will be responsible for carrying the vision of the Master Plan into a sequenced series of capital improvement projects which will contribute to the redevelopment of the Lake City Civic Center over the next ten years.

Funding

The funding for Phase 1 of the Master Plan is comprised of a diverse range of sources. The Library expansion is funded through the 1998 Libraries for All bond and the Neighborhood Service Center is funded by the 1999 Seattle Center / Community Center Levy. The parking garage has received funding from a variety of sources. The Lake City Community Center Board has agreed to contribute \$150,000 toward the acquisition of the 8,429 SF site needed to construct the parking garage in return for access to 10-12 parking spaces for the use by their patrons. Associated with this donation, the project received a \$150,000 Neighborhood Matching Grant. The Neighborhood Planning group allocated \$40,000 toward site acquisition, and \$300,000 was reallocated from a previously funded project to upgrade the existing Neighborhood Service Center. The Pro Parks levy provides \$788,000 for the redevelopment of Albert Davis Park. The first phase of the Civic Center is now fully funded from a variety of existing departmental resources.

The range of funding sources and the commitment on the part of the City departments and community to raise the money illustrates the commitment to the Lake City Civic Center.



Lake City Library entrance courtyard

Program

The programs for the Master Plan components are critical to understanding the physical needs and adjacency requirements for the elements in the plan. The goal of co-location supports opportunities for joint use. Successful, shared joint use is achieved with a clear understanding of programs and patterns of use. The following is a discussion of the preliminary programs by major element.

Library Expansion

The exploration of the addition of 6,000 square feet to the existing Library highlighted the following issues:

- The desire for a single story facility for operational efficiency.
- Views into the Library from the Plaza, to enliven both places.
- Access to the Library from 28th Avenue NE and the Plaza.
- Service access for daily Library material delivery service, in addition to weekly waste pick-up.
- A drop-off zone for books and patrons.
- Preservation of the historic architectural character of the existing building while adding a significant, cost-effective addition. The recent landmarking of the building and site defines this objective.
- Universal accessibility.
- Co-location with the Neighborhood Service Center.

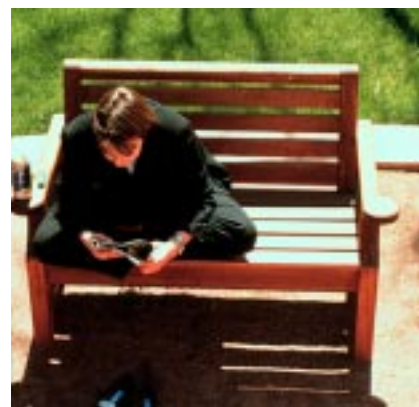
Neighborhood Service Center Relocation

The relocated Neighborhood Service Center program of approximately 3,600 square feet includes a secured collections counter, a Community Policing Center and a Magistrate, offices, and an entry lobby. Specific program elements include:

- Direct pedestrian access from parking, the Park, and the street for visibility and the functioning of the NSC.
- Daily service access for armored truck pick-up.

Albert Davis Park

The program for Albert Davis Park evolved from the Neighborhood Plan through input from the Steering Committee and discussions with Department of Park and Recreation staff. Some of the desired uses initially identified for Albert Davis Park were, upon further evaluation, thought to be better located at the larger, nearby Lake City Playground. The program for the Park may include:



A bench in the sun for individuals or small groups

- The retention, if possible, of existing trees, with the acknowledgement that building a parking garage beneath the Park will likely require the significant loss of trees.
- Re-establishment of a tree canopy, if it is removed due to construction of the Garage.
- Integration of storm water detention or infiltration into the Park.
- Retaining walls and planted edges as needed for grade transitions and the safety of Park users.
- A buffer at the edge of the Park that is sensitive to the residential development across the 27th Avenue NE and, in Phase 1, to the adjacent uses to the north.
- Sight lines into the Park from 27th Avenue NE for police surveillance.
- Pedestrian connections to the second story of the Neighborhood Service Center, the Community Center, the Plaza, and the Parking Garage.
- A path system wide enough to accommodate Park service vehicles.
- In Phase 1, the provision of a play area for young children and adjacent seating.
- In Phase 1, activities and uses such as gaming or small picnic tables, a sport court, play area and /or an informal lawn for recreation.
- In Phase 2, additional sport and recreational uses, plantings, and path connections to NE 127th Street and the northern portions of 27th Avenue NE.

Parking Structure

The Parking Garage will be a joint-use facility shared by the Library, Neighborhood Service Center, and Community Center. Phase 1 will have approximately 62 stalls. The parking garage will need design for defensibility and safety at all times, clear signage, and universal accessibility. The structure will need to be designed to code, and be built to support Albert Davis Park on the top of it. Vehicular access and egress will occur off of 27th Avenue NE.

Lake City Community Center

The Community Center is an important institution for Lake City. It is owned by the Parks Department, but run by citizens in the neighborhood. Redevelopment of the Park and the creation of a Civic Core will increase its use, and very likely enhance its role. Desired activities identified in the Neighborhood Plan include social services for the young and old, programs for community development, volunteer coordination, and a multipurpose gym.



Park with movable seating

The Phase 1 program for the Community Center includes relocating the southwest entrance to accommodate the construction of the parking garage.

Phase 2 of the Master Plan calls for remodeling or rebuilding the Community Center in its current location. In addition to its current uses, a future Phase 2 Community Center may include a gymnasium, family changing rooms, restrooms, a reception area and lobby.

Plaza

The Plaza portion of the Civic Center will be a new use, responding to the community's desire to have a "town square". The source of program information for the Plaza is predominantly the Neighborhood Plan, with input from the Steering Committee. The vision includes a design for a multiple use space that will foster social interaction, and provide pedestrian linkages to the public facilities in the Civic Center and the proposed pedestrian corridor extending to Lake City Way. Uses of the Plaza would span from crafts fairs, summer concerts, and festivals to board games, reading, and visiting with others. Elements considered desirable include benches, tables, garbage containers, phone, lighting, bicycle racks, sculpture, an amphitheater and a water feature. The Plaza will accommodate Library delivery vans and waste pick up once or twice a day.

Streetscape

The existing conditions of the sidewalk and road system surrounding the Civic Center site area are varied. The Neighborhood Plan and the Steering Committee have identified street improvements as vital to the success of the Civic Center. Central to this is the separation of pedestrian and vehicular traffic for safety and comfort. Desired pedestrian amenities include sidewalks, wheelchair ramps, street trees, lighting, benches, bike racks, and artwork. Vehicular improvements include speed and traffic controls, curbs and gutters, street parking, fewer poles, street lights, and traffic-calming gateways into the area.



Lighting in a plaza from a parking garage below

Planning Alternatives

The aggregate complexity of the program, coupled with the constraints of the site and two phases of development over ten years, required the development and evaluation of multiple Master Plan alternatives. Eleven were developed to an initial planning level, taking the form of a series of bubble diagrams. The alternatives were developed by defining the location of the major components:

- Park
- Plaza
- Library
- Neighborhood Service Center
- Permit Center
- Community Center
- Parking

The alternatives also included consideration of the location of parking access, service access, building entries, site edges and circulation.

Following an evaluation of the eleven alternatives, four were developed and evaluated in greater detail. Meetings with the Steering Committee and IDT allowed the selective development and refinement of the alternatives and the selection of Alternatives 2 and 11 for further development. A second cycle of refinement and evaluation resulted in a hybrid alternative, bringing together the characteristics of Alternatives 2 and 3. This new plan was selected by the Steering Committee and the IDT as the preferred alternative. The following is a brief discussion of the alternative groups and evaluation criteria.

Alternative Evaluation

The evaluation of all alternatives included the following criteria:

- Development of a cohesive Civic Center: Lake City suffers from the lack of a visually coherent center. The Civic Center must result in a physical form that is clear to understand, cohesive and memorable.
- Connection with the commercial core: The connection between the surrounding residential community and the commercial core is served best with a clear sequence of open spaces and paths connecting the two areas via the civic center. This requires a clear, universally accessible circulation system through the Civic Center.



A universally accessible ramp curving through the landscape allows ease of movement for all users.



Stairs & plazas on a hillside downtown



Master Plan Alternative 2



Master Plan Alternative 5



Master Plan Alternative 3

- Ease of Phasing: Alternatives need to result in an integrated whole, usable by the community during both phases. Ideally, phasing should not result in the need to demolish Phase 1 improvements.
- Integration of the grade change: The topographic change of six feet between the west and eastern portion of the block has implications for universal accessibility, security, building entries, and parking garage access and location. The grade can bring amenities to the design, allowing for informal gathering, people watching and security.
- Meeting the objectives and program of each institution: For each institution to fulfill its service to the community, co-locating in a cohesive Civic Center requires care and compromise among City agencies in light of the greater good for the community.

In each alternative, the Parking Garage is located centrally in the western half of the block under the existing Albert Davis Park. This allows easy phased development and the potential of expansion to the north in a second phase. Access alternatives included:

- Southern access via the Park panhandle
- Access off 27th Avenue NE north of the Garage
- Access off 28th Avenue NE north of the existing Community Center

The first option is preferred because it does not compromise the potential for contiguous parkland or constrain the use of the Community Center.

The eleven alternatives fall into three distinct groups, which are as follows:

Alternatives 1, 2, 6, 7, 8 and 11

Each alternative has a civic Plaza on the eastern portion of the block between the Library/Neighborhood Service Center to the south and the Community Center to the north. Of this group of Alternatives, 1 and 2 offered the best configuration when considering the following:

- Central location of the Plaza with an appropriate scale for the desired uses.
- Integration of the Park as part of the larger complex.
- Reasonable ease of phasing, allowing the complex to function as a civic facility during all phases.

Alternatives 4, 5, 9 and 10

This group of alternatives locates the Community Center in the center of the western half of the block, with the Plaza and Park shifting in response to the alternative footprints of the Library/Neighborhood Service Center and Community Center. In Phase 2, the Community Center is on top of the Parking Garage. The existing Community Center is used during Phase 1. The issues associated with this group of alternatives, of which Alternative 5 is the preferred, include:

- Phasing requires clear early, definition of the Community Center program and design during the development of the parking structure to allow for a garage structure that will support the building above.
- During the initial phase, the Plaza will not exist (Alternatives 4 and 9).
- The Park is subdivided in Alternatives 4, 9 and 10, resulting in a less functional and aesthetic facility for the community.

Alternative 3

Alternative 3 locates the Community Center on the northwest corner of the block, with the Library /Neighborhood Service Center expansion extending to the north abutting the Plaza. This alternative presumes the development of a new Community Center in Phase 2 with the existing Community Center being used during Phase 1. As a result, the Plaza is delayed until Phase 2. For these reasons, Alternative 3 was rejected.

Preferred Alternative

The preferred alternative meets the goals and objectives of the Master Plan by creating a cohesive Civic Center with clear connections to the surrounding community. The Library, Neighborhood Service Center and Community Center surround a Plaza that aligns with the proposed interior core of the commercial center to the east. A centrally located Park and Plaza connects this pedestrian spine to the adjoining residential community. Ramps slip down the grade, easing the existing topography into the site. The ramps cup the grand stairs that serve as an amphitheater, and provide opportunities for gathering, people watching and perching. Tucked behind the stairs, the centrally located Parking Garage is accessed from the south off of 27th Avenue NE, maximizing the area of the Park and allowing for future expansion to the north. Pedestrian access to the Garage is provided at the Park level at two stairways, or elevators if funding allows. Pedestrian access to the Garage also occurs via ramp from the pLaza level, or via stairs northwest of the Community Center. In Phase 2, the Park extends to the northern end of the block, providing for a clear civic presence.

The preferred alternative satisfies the program desires of each public facility and addresses the aspirations articulated in the Neighborhood Plan. The configuration of the open space, the building uses, and the spaces within the buildings will contribute to the overall success of the Lake City Civic Core. Key aspects are:

- A memorable Civic Core, with a Park and Plaza that offer areas for gatherings and special events of various sizes.
- A design founded on the principles of universal access.
- Logical location of entrances to buildings and outdoor spaces that help create a vibrant center.
- Accommodation of the Neighborhood Service Center, a new use on the site, that will provide convenience to patrons and bring the daily life of the city to the site.
- “Eyes” on the Park and Plaza to enhance its safety and increase its use.
- Integration of inside and outside with appropriate adjacencies, bringing greater vitality to all parts of the Civic Center.
- The preservation of the east and south Library facades to maintain an historic building in the community, while adding new Library facilities to the north with a second floor Neighborhood Service Center.



Curvilinear stairway as grade transition



Plaza with tree canopy and seating



Park edge and buffer

Preferred Alternative Phase 2



Open Space System

The site design for the Master Plan allows a clear sequence of open spaces and paths connecting the various facilities through a public Plaza. The Plaza, identified as a desired amenity in the Neighborhood Plan, unites the surrounding elements of Park, Parking Garage, Community Center, Neighborhood Service Center and Library.

The grading of the open space allows universal pedestrian access between the public facilities. Critical to this is the elevation of the underground parking garage at a finish floor elevation of 83 feet. With an assumed garage height of 10 feet, and the provision of soil to support plant life in Albert Davis Park, the minimum Park elevation is 95 feet. All of the pedestrian and vehicular connections throughout the site are dependant on establishing the garage elevation. These connections include:

- 27th Avenue NE and the pathways into the Albert Davis Park
- 27th Avenue NE and the Parking Garage, with a two-way vehicular drive at an approximate average slope of 11%
- Direct pedestrian access between 27th Ave. NE and the Neighborhood Service Center
- The Garage and the Park, via 2 sets of internal garage stairs located at its northeast and southeast corners
- The Garage and the northwest corner of the Community Center site, via internal garage stairs with a landing at the level of the existing site
- Albert Davis Park and the second story of the Community Center
- Albert Davis Park and the 2nd floor entrance to the Neighborhood Service Center via a foot bridge
- Albert Davis Park and the Plaza, via a wide, gentle, monumental stair with generous landings scaled for occupation, and a winding, universally accessible ramp

The primary pedestrian route through the Civic Center is along an east-west axis which connects the neighboring residential area to the community services and the commercial area to the east. Albert Davis Park is entered through a wide, central paved area, which is in alignment with the stairs and ramp that descend to the Plaza. Currently, if a pedestrian travels east from the Plaza, they would cross 2 private parking lots, but the future plan is to extend the pedestrian access one and a half blocks to Lake City Way.



A wide pathway through a public park



Filtered storm water runoff from a higher area enlivening the base of a retaining wall

Preferred Alternative Phase 1



Albert Davis Park

The development of Albert Davis Park will be phased as property becomes available. The active programmatic uses of a play area, sport courts and /or gathering space may be centrally located along the main east-west walk from the Plaza, creating a focal point for activity on a sunny site close to the second story entries to the Community Center, Neighborhood Service Center and Garage. The streets abutting the Park are upgraded to include sidewalks and allees of trees defining a public green space. Phase 2 is envisioned to include a flexible open space of additional recreational activities, lawns, paths and plantings.

Parking

The parking structure is concrete and located below Albert Davis Park. The design can provide up to approximately 62 spaces within the Phase 1 area. The garage is located for potential future expansion for Phase 2. The two-way access drive to the Garage is located off of 27th Avenue NE on the southwestern portion of the site, to allow for future expansion to the north and to minimize impact to the residences across the street. The parking structure takes advantage of the site topography to make a safer Park and Garage that are easily accessed from the west by vehicle and the east by pedestrians.

Community Center

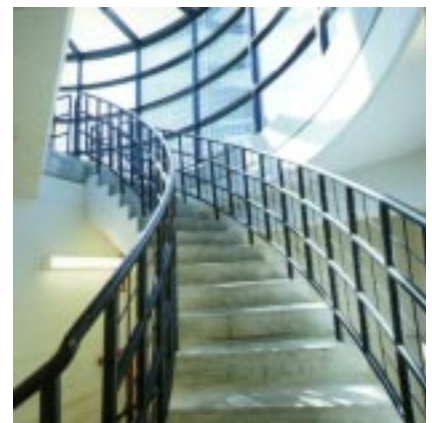
During Phase 1 of the Master Plan, the existing Lake City Community Center will remain at its current site for at least 6-8 years. The Phase 1 Master Plan recommends a new Community Center entry to the Plaza to improve access between it and the Plaza, Park, Library and Neighborhood Service Center. The Phase 1 Master Plan also recommends a general upgrade of the Community Center's appearance. It recognizes that the existing Community Center site is large enough to accommodate a more traditional Seattle Community Center program, if funds become available for Phase 2. Additional parking would be added below the new building in Phase 2.

Library

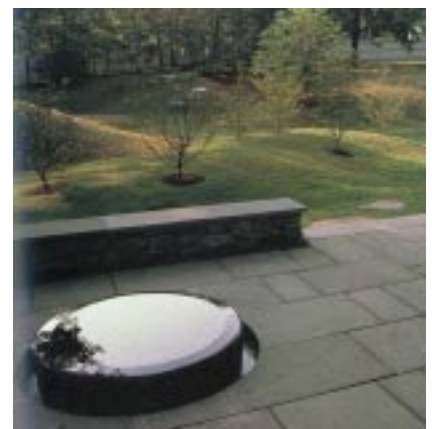
The renovation and expansion of the Library provides a new entrance lobby off the Plaza that is shared with the Neighborhood Service Center. This entry lobby allows a civic presence on 28th Avenue NE and the Plaza. An elevator and stairs within the open lobby provide easy access between the first floor Library and the second floor Neighborhood Service Center. Views into the building will add to the life of the Plaza. The expansion of the Library to the north successfully protects the southern and eastern facades of the building, which are community landmarks worth preserving.



An allee of trees providing an open yet spatially defined "room" within a park



A day-lit stairway rising from an underground parking garage



A simple water feature as a focal point within a park and plaza setting



Generous stairs provide amphitheater seating and comfortable passage for pedestrians.



Simple forms and elemental materials in a plaza

Neighborhood Service Center

The Neighborhood Service Center will be located above the addition to the Library, with direct street access from 27th Avenue NE via Albert Davis Park, and from 28th Avenue NE via the lobby elevator.

The Neighborhood Service Center brings a broad range of citizens to the Civic Center, which will help activate the Park, Plaza, and Library entrance. The location, overlooking the Plaza, brings eyes to the Plaza and Park for added surveillance.

Property Rights

The implementation of the site Master Plan will result in the sharing of property rights that are currently under the jurisdiction of the Seattle Public Library (existing parking lot), the Department of Parks and Recreation (Albert Davis Park), and Fleets and Facilities Department, which has acquired the property immediately north of Albert Davis Park. All project participants will benefit from improved overall community access. Further, there should be no loss of usable Park space. Before any property rights involving Department of Parks and Recreation occur, the following steps will be taken:

- Holding a neighborhood meeting
- Making a department recommendation to the Board of Parks Commissioners
- Making a Board of Parks Commissioners/Superintendent recommendation to the City Council
- Holding a public hearing
- Having City Council approve an ordinance that states the changes to the Park will not diminish the value of the redeveloped Albert Davis Park.

Implementation schedule

The following schedule is considered optimal given the current status of the projects, funding and staff availability.

Library/NSC:

- Design: 4th Quarter 2001 to 4th Quarter 2002
- Construction: 4th Quarter 2002 to 4th Quarter 2003

Garage:

- Design: 1st Quarter 2002 to 1st Quarter 2003
- Construction: 2nd Quarter 2003 to 4th Quarter 2003

Park:

- Design: 1st Quarter 2002 to 1st Quarter 2003
- Construction: 1st Quarter 2004 to 4th Quarter 2004

Plaza:

- Design: 1st Quarter 2002 to 1st Quarter 2003
- Construction: 1st Quarter 2004 to 4th Quarter 2004

This overlapping development requires clear site boundaries, partnering agreements, and resolution of access issues. For example, unless the Library is able to secure temporary parking, it cannot open until the garage is complete. This Master Plan represents the fortuitous convergence of coordinated planning.

The Master Plan allows for the greatest flexibility for phasing. It resolves important architectural needs for each of the buildings and open spaces, provides a memorable design for the short and long-term, and allows for logical and practical future changes. It retains all Phase 1 improvements, and offers the community a clear cohesive civic core. The Phase 2 improvements will further satisfy the desires of the community and the Neighborhood Plan, with the development of a new Community Center and an extension of the Park to NE 127th Street. If needed, the garage can be extended to the north under the expanded park, potentially meeting community parking demands. With the combination of community will and financing in place, the Master Plan responds to community desires by laying the groundwork for a new Lake City Civic Center.

Participants

Lake City Civic Center Master Plan Interdepartmental Team

Fleets and Facilities

- Mary Pearson, Director of Real Estate Services
- Joan Rosenstock, Site Master Plan Project Manager

Seattle Public Libraries

- Alex Harris, Capital Program Director
- Douglas Bailey, Lake City Capital Project Manager
- Beth de la Fuente, Lake City Library
- Ann Peterson, Lake City Library

Department of Neighborhoods

- Deirdre Grace, Neighborhoods Development Manager, NE Sector
- Melanie Reynolds, Director, Customer Service/Operations Division
- Yolanda Martinez, Neighborhood Service Center Coordinator

Seattle Department of Parks and Recreation

- Maureen O'Neill, Manager
- Kate Kaehny, Neighborhood Assistance Planner

Steering Committee Members

- Jack Weller, Lake City Community Center
- Virgil Flaim, Lake City Community Center
- Frank Fadden, Lake City Chamber of Commerce
- Ann Peterson, Cedar Park
- Susan Park, Jet City Maven Newspaper
- Neal Lessenger, Meadowbrook Community Council and Stewardship Committee
- Cheryl Klinker, North District Stewardship Committee

Consultant Team

Swift & Company Landscape Architects

- Barbara Swift
- Lisa Corry
- Oona Johnsen
- Liza Wells

ARC Architects

- Stan Lokting
- Dave Rutherford
- Suzanne Findley

SVR Design Company

- Tom von Schrader

Walker Parking Consultants

- David Koski

Appendix

The following matrix served as an evaluation tool for looking at Master Plan alternatives, and illustrates the importance of function, phasing, civic character, beauty, and urban fabric in determining the final form of the Preferred Master Plan, a hybrid of alternatives 2 and 3.

CRITERIA: FUNCTION	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 5
MEETS PROGRAM	+	+	+	+
SECURITY & SAFETY	Service vehicles in plaza O Northern park is potentially isolated	Service vehicles in plaza O Northern park is potentially isolated Ped. Bridge	Service off street + Eyes on whole park and plaza	Service vehicles in plaza + Eyes on whole park and plaza Ped. Bridge
ACCESSIBILITY	- Consolidated entries on plaza Tight park/plaza relationship	+ Consolidated entries on plaza	+ Graceful accommodation of movement & access Distance btwn CC and L/NSC	+ Consolidate entries on plaza
EVENT SUPPORT & ACTIVATION	- Scale of I-shaped plaza smaller Buildings activate park and plaza edges	+ Scale of plaza is civic Buildings activate park and plaza edges	+ Ability to zone park by age and activity Buildings activate park and plaza edges	+ Buildings activate park and plaza edges
FLEXIBILITY	- Plaza less flexible	+ Plaza more flexible	+ Plaza more flexible Park can flow into plaza	+ Plaza more flexible Park can flow into plaza
BUILDINGS: NUMBER OF STORIES	2 Story Library/NSC O 1 story Community Center	2 Story Library/NSC O 1 story Community Center	1 Story Library/NSC O 1 or 2 story Community Center	2 Story Library/NSC O 2 story Community Center
SERVICE: LIBRARY/NSC	- Access off 28 th Ave NE via plaza	- Access off 28 th Ave NE via plaza Option of service off garage	+ Access off 28 th Ave NE	- Access off 28 th Ave NE via plaza
SERVICE: COMMUNITY CENTER	+ Remains the same	+ Remains the same	+ Access via 27 th Avenue NE	+ Access via 27 th Avenue NE
PARKING ACCESS	+ Parking entry off 27 th	+ Parking entry off 27 th	- Parking entry off 28 th Conflict with Community Center	+ Parking entry off 27 th
NOTES:	Assumed reconfiguration of entry to Community Center Eastern edge of parking to be multiple-use site amenity Connection of site levels through 2 story buildings	Assumed reconfiguration of entry to Community Center Eastern edge of parking to be multiple-use site amenity Connection of site levels through 2 story buildings	Assumed new Community Center Community Center and Library/NSC separated Eastern edge of parking to be multiple-use site amenity	Assumed new Community Center Eastern edge of parking to be multiple-use site amenity Connection of site levels through 2 story buildings

CRITERIA: CIVIC CHARACTER	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 5
INSTITUTIONAL IDENTITY	+ Tight site	+	+	+
CIVIC SCALE AND LEGIBILITY	<p>Building heights & forms make civic character less cohesive</p> <p>- Plaza is subdivided and less cohesive</p> <p>Park relationship to whole is less clear</p> <p>Library/NSC more legible from arterial</p>	<p>Create a civic façade on Community Center</p> <p>Major stair/ramp system</p> <p>+ Clear plaza definition</p> <p>Define park</p> <p>Access for all</p>	<p>Axes define spaces and relationships</p> <p>Buildings are or feel like two stories</p> <p>+ Major stair/ramp system</p> <p>Two buildings in park</p> <p>Landscape / park sets the civic tone</p>	<p>Clear hierarchical relationships</p> <p>Major stair/ramp system</p> <p>+ Use topography to integrate Community Center as civic axial terminus</p> <p>Park is integral to civic complex</p>
IMPLIES USE (OK WHEN EMPTY)	+	+	+	+

	CRITERIA: URBAN FABRIC	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 5
	SITE AND CONTEXT LEGIBILITY	Plaza size and shape less legible and simple O Transition between park and plaza is squeezed	Legible scale and sequence of open space + Transition between park & plaza is generous	Buildings hold corners of site + Transition between park & plaza is more generous	Transition between park & plaza is more generous + View from CBD is of plaza and Community Center
CRITERIA: BEAUTY	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 5	
POETRY OF PLACE – PAST AND PRESENT	RELATIONSHIP TO URBAN FABRIC	Feels like a small human place + Traditional civic formConnectivity is squeezed at plaza Library/NSC extends to 125 th St For good urban edge	Traditional civic formConnectivity is great Urban edge + Plaza controlled on 4 sides	Traditional civic formConnectivity is great Would require urban formal ordering of park to define civic form has clear order + Potential build-out Plaza to be buffered internally on north edge	Connectivity is great Park can flow into plaza + Park is not a leftover / backdoor area Good park relationship to plaza and buildings Plaza controlled on 4 sides
GRACE OF USE	Constrained	Logical solution + Plaza controlled on 4 sides	Clear order + Requires a commitment to park design and civic materials	Clear order + Plaza to be buffered internally on north edge	
INTEGRATED SOLUTION	Sense of ad-hoc development	Clear plaza	Clear plaza	Clear plaza	
	SOLAR ACCESS	Clear plaza + Clear plaza at plaza Good at park Okay for buildings	Clear plaza + Clear plaza Good at park Street level buildings the civic core	Clear plaza + Clear plaza Good at park Clear order for buildings using buildings to order spaces	O Poor at plaza Good at park Okay for buildings
	SUPPORTS URBAN CORE DEVELOPMENT	+ Condensed plaza + Clear civic center increases its presence	+ East-west park connection increases its presence	+ Suburban solution connection increases its presence Street	+ Clear civic center & plaza form Strong urban core
	URBAN LEADERSHIP	O	+	+	+
	CONNECTIVITY TO OFF SITE	O Good relationship to urban commercial core Less generous east-west connection	+ Good relationship to urban commercial core	+ Good relationship to urban commercial core	+ Good relationship to urban commercial core